

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Malden Consortium

State: MA

PJ's Total HOME Allocation Received: \$39,196,780

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	86.40 %	93.30 %	19	91.92 %	13		15
% of Funds Disbursed	82.86 %	86.81 %	17	82.65 %	37		39
Leveraging Ratio for Rental Activities	5.31	7.59	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	97.46 %	92.65 %	8	81.09 %	62		53
% of Completed CHDO Disbursements to All CHDO Reservations***	62.71 %	72.25 %	16	68.72 %	32		33
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.43 %	82.22 %	16	79.93 %	26		28
% of 0-30% AMI Renters to All Renters***	39.93 %	50.43 %	15	44.94 %	38		39
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.11 %	1	94.87 %	100		100
Overall Ranking:			In State:	15 / 19	Nationally:	54	56
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,508	\$26,417		\$25,717	611	Units	47.80 %
Homebuyer Unit	\$18,444	\$16,086		\$14,669	421	Units	32.90 %
Homeowner-Rehab Unit	\$24,053	\$14,931		\$20,391	247	Units	19.30 %
TBRA Unit	\$0	\$3,629		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$192,815	\$111,810	\$29,063
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	61.4	39.5	85.7	0.0	Single/Non-Elderly:	29.5	30.2	23.0	0.0
Black/African American:	6.4	6.9	5.3	0.0	Elderly:	27.7	1.4	30.7	0.0
Asian:	2.5	4.0	1.2	0.0	Related/Single Parent:	25.5	18.3	15.2	0.0
American Indian/Alaska Native:	0.8	0.7	0.0	0.0	Related/Two Parent:	14.9	42.9	23.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	7.1	7.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.4	0.0					
Black/African American and White:	0.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	1.7	0.0	0.0					
Asian/Pacific Islander:	1.5	2.9	1.2	0.0					
ETHNICITY:									
Hispanic	26.8	44.3	6.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.6	20.5	36.1	0.0	Section 8:	24.5	0.2 [#]		
2 Persons:	20.1	22.9	30.3	0.0	HOME TBRA:	0.0			
3 Persons:	14.1	20.0	11.5	0.0	Other:	4.1			
4 Persons:	10.5	20.7	16.0	0.0	No Assistance:	71.4			
5 Persons:	4.9	11.0	3.3	0.0					
6 Persons:	1.5	3.1	2.0	0.0					
7 Persons:	0.2	1.2	0.8	0.0					
8 or more Persons:	0.2	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			72	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 54
(Percentile)
State Rank: 15 / 19 PJs Overall Rank: 56
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	97.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	62.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

